

Brookline Preservation Commission

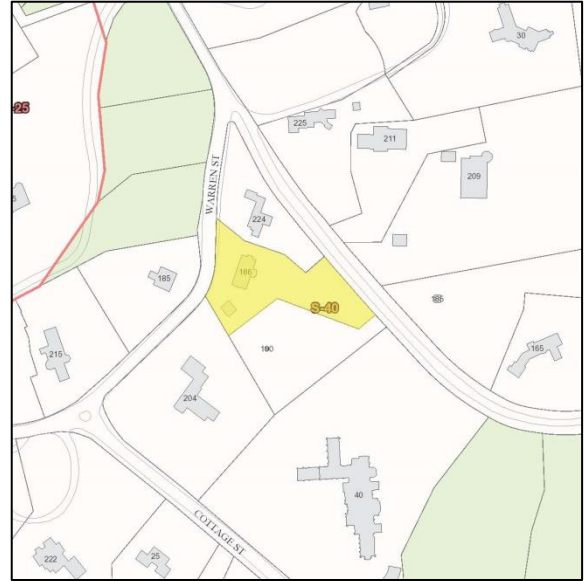
Demolition Application Report

Address: 186 Warren Street

Applicant: David and Christine Ament

Building Type: House, Garage and Shed

National Register Listing (if Applicable): Green Hill National Register Historic District



Historical/Architectural Significance:

The left-hand side of 186 Warren Street presumably dates to the first decades of the construction of 209 Sargent Road and the beginning of the formation of the Sargent Estate, known as Holm Lea, c. 1845. The house is located in the location of a former residence owned by the Murdock family, and even though Ignatius Sargent bought the land from the Murdock family in 1845, he allowed the family to continue residing in the house as seen on the 1850 census. In 1852, Ignatius Sargent moved his family and staff to 209 Sargent Road to live year round, and by the 1855 census, the resident in this location is George Perry, a gardener for the Sargent family, and his small family. Thus it is possible Sargent demolished the Murdock building and built this house as the entry lodge to his own between 1852 and 1855. According to the Assessor's Department, an old record lists the year built at 1870.

Between 1845 and 1873, Ignatius Sargent, purchased neighboring lands, and eventually owned 150 acres of land. Ignatius was an avid horticulturist, an interest his son, Charles Sprague Sargent, the well-known first director of the Arnold Arboretum, shared. After returning home from Europe, Charles S Sargent took on the role as manager of the estate, and in collaboration with his father, continued shaping and uniting the lands into a picturesque landscape known as Holm Lea. Some of Ignatius Sargent's children lived in other homes on the estate's property, including his daughter, Henrietta Codman, who lived next door with her family. Charles S Sargent resided towards the Boston line in a notable home that was unfortunately demolished in 1948. Charles' house was located in the approximate location of today's 53 Sargent Crossway.

The front door of the wood framed entry lodge at 186 Warren Street was most likely located on the left elevation which faced the former entry drive to 209 Sargent Road, located in the approximate location of today's 224 Sargent Road until Ignatius Sargent's death in 1884. While close by, the Codman and Ignatius Sargent farms and lands were run separately. After Ignatius' death, an 1888 newspaper article discusses plans by Frederick Law and John Charles Olmsted for

extensive improvements to the approaches of the Codman and Sargent estates, including a common entrance which would diverge after a short distance. This site alteration is first seen on the 1893 atlas, and moved the front drive away from the entry lodge.

According to a 1979 letter by Julia Shepley to the former Brookline Historical Commission, after her father's death Charles S Sargent took pity on her mother, also Julia Shepley, and extensively renovated the former entry lodge at 186 Warren Street to be habitable for the family. Julia Shepley's mother was the daughter of Henry Hobson Richardson, who had been friends with Charles S Sargent. The renovations were designed by Charles' son in law, Guy Lowell, and the April 1905 building permit details the proposed work as the construction of a two story wood 28' x 28' wing and an 11'x16' one story rear bay, with a stone foundation. It is possible the right side chimney was added at the same time. Additionally, the scope included repairs to the existing structure and the rebuilding of a chimney. Ms. Shepley's letter states that the current entrance, living room and bedrooms above were included in the large addition which nearly doubled the structure in size. Ms. Shepley continued on to discuss that the original siding was not clapboard, but rather dark brown wood panels made to resemble stone. According to a 1905 newspaper, the family moved in the summer of 1905, and there was a fire not long after that could have been disastrous if not discovered and quickly alarmed by the furnace tender. It is unknown about the damages caused from the fire except that it was \$1000.

After Charles S. Sargent's death in 1927 the Sargent Estate began to be subdivided. A lot for 186 Warren Street and a rear barn, now 190 Warren St was created and sold to Julia Shepley in 1928. The Shepley family continued to reside in the house until the elder Julia Shepley's death in 1965 at the age of 98. The property was sold to William Boardman; however, he sold the property less than a year later after subdividing the land and taking ownership of the now 190 Warren Street. In 1967 the new owner Charles Lawrence III had a two car wood detached garage constructed for \$3800, which was designed by Peter Butler. A wood shed is located in the rear of the property, however no permits or information was available in regards to the structure. In 1998, a permit was pulled for chimney restoration and repointing.

The buildings at 186 Warren Street meet the following criteria for an initial determination of significance:

- b. The buildings are listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The buildings are associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and
- d. The buildings are historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The buildings at 186 Warren Street retains integrity of location, design, setting, feeling, materials, and workmanship.



Aerial view of 186 Warren Street, looking east.



Aerial view of 186 Warren Street, looking north.



Aerial view of 186 Warren Street, looking west.



Aerial view of 186 Warren Street, looking south



Photographs of the front and rear elevations of 186 Warren Street



Photographs of the left (top) and right (bottom) side elevations of 186 Warren Street



Photographs of the detached garage



Photographs of the shed



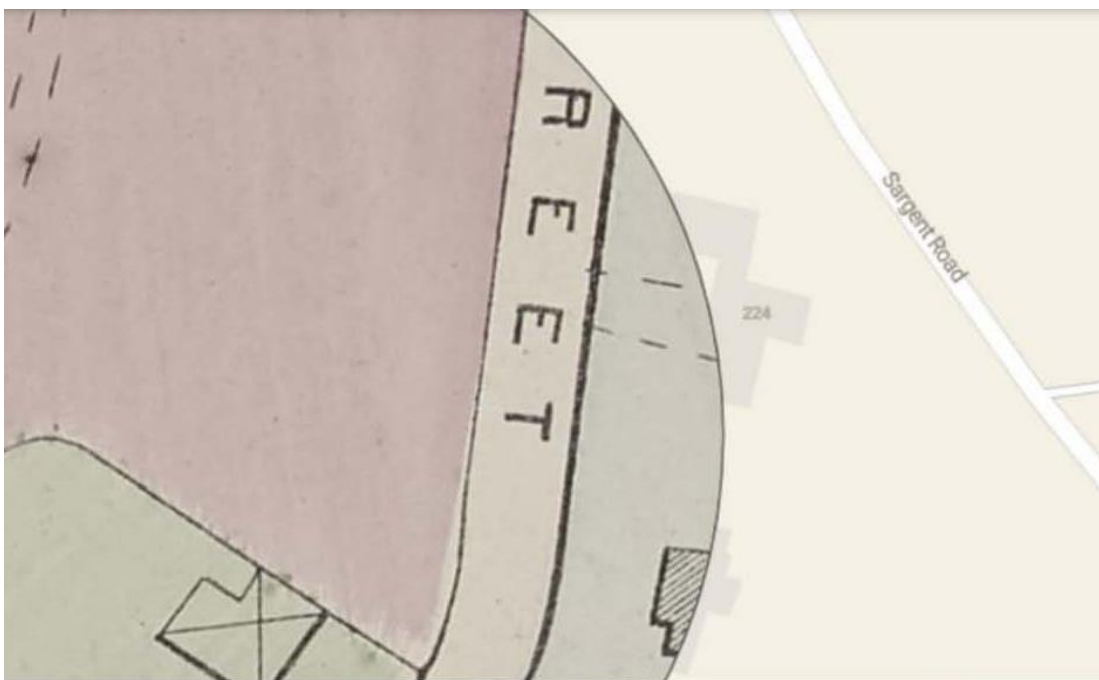
Photograph from Warren Street. The approximate original entry to the Sargent Estate is circled



1980 photograph of the left side elevation which faced the original entry drive



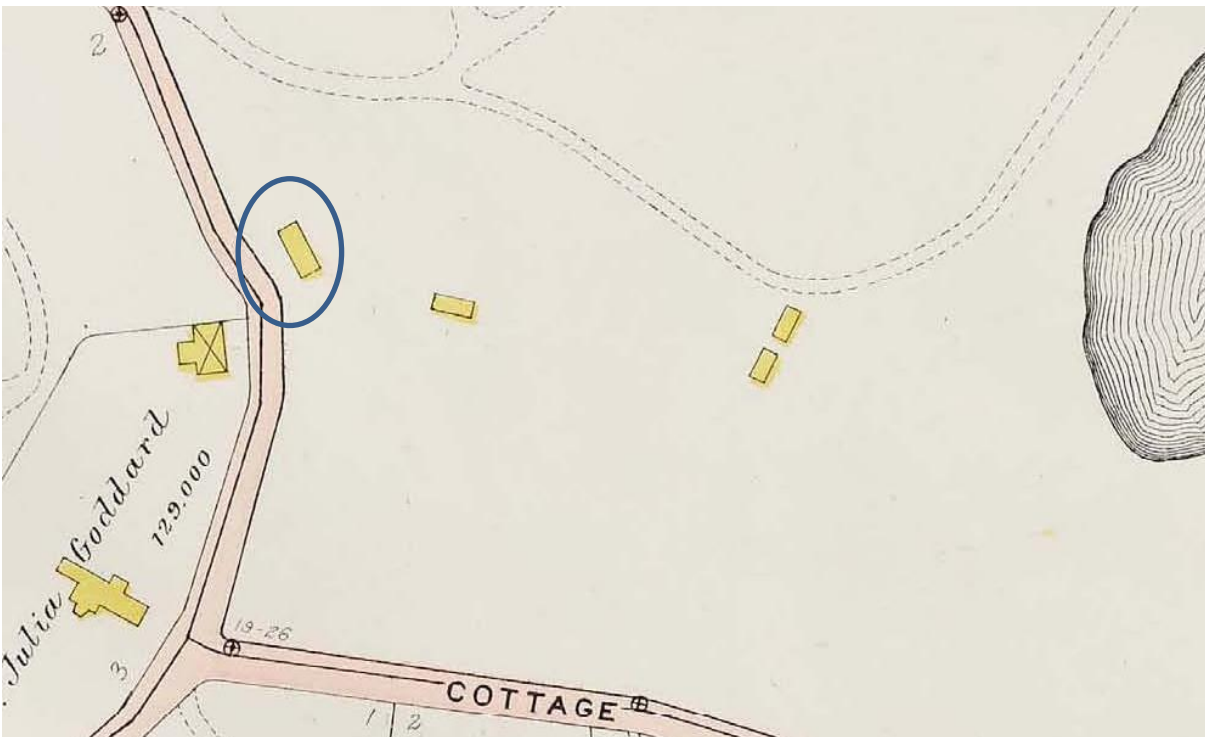
1874 Atlas



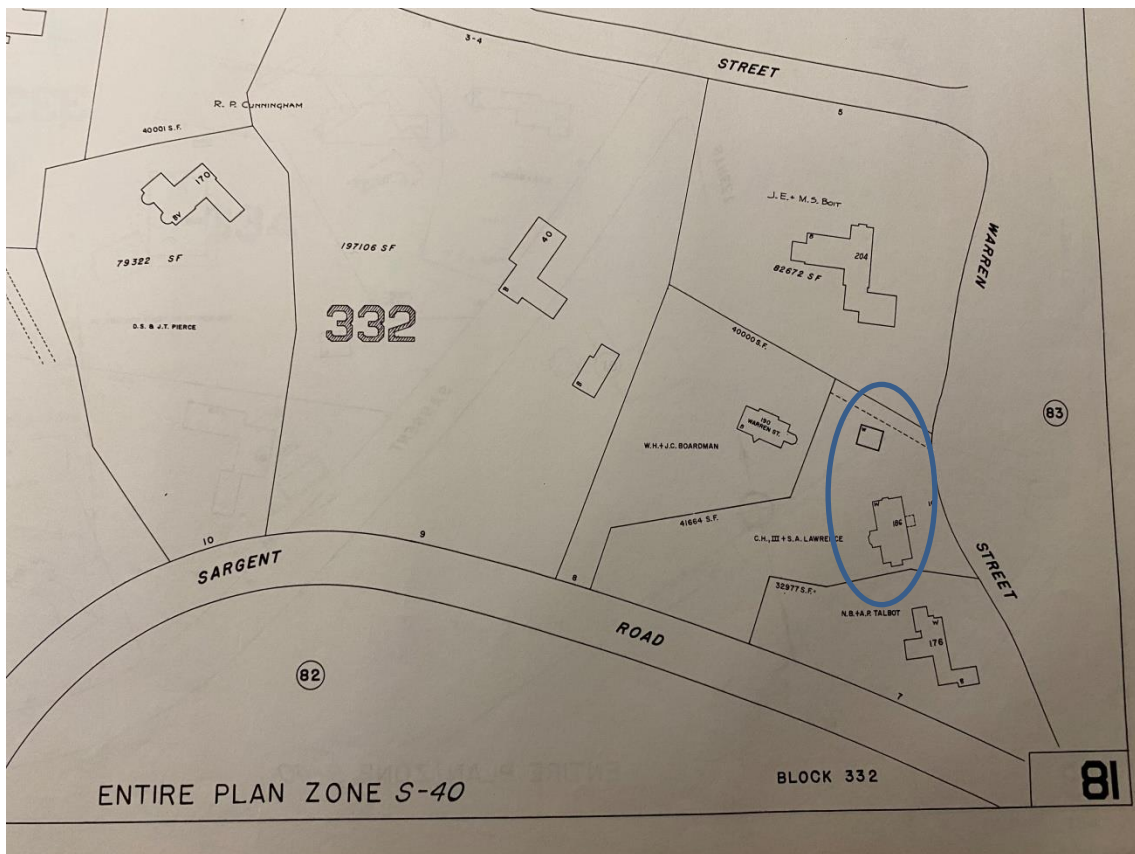
1874 Atlas with today's atlas overlay to show the original location of the entry to 209 Sargent Road and the estate



1893 Atlas after the alteration to the entryway, but prior to the 1905 large addition



1907 Atlas after the 1905 addition



1976 Atlas

186 Warren

Miss J. H. Shepley
Cape Cod Nursing Hm.
Buzzards Bay
Massachusetts 02532

Dec. 7, 1971.

Leslie S. Larkin
Historical Commission
Brookline.

My dear Sir (or Madam?)


Replying to your December 4th inquiry, I'm glad to tell you what I can about our Warren Street house; our home from 1904 to 1965.

It was originally the entrance-podges of the big red sandstone Sargent-Codman house up on the hill across what is now Sargent Road, - The driveway, running from beside "our" back door straight up to what was the big square red sandstone Ignatius Sargent house, built by the distinguished British architect (whose name I cannot for the moment remember!) who also built a very similar one ^{no longer standing} further up the street and occupied in my day by Mr. Moses Williams, with an almost identical podges to what has since

The handsome sandstone back steps at 18
date back of course to the "Lodge" era, as do
the quaint narrow windows of the original
part.

Prof. Charles Sargent a longtime friend of my
parents, took pity on my widowed mother when
in 1904 we were turned out of the Theophilus
Parsons house on Cottage Street, and very generously
made the ex-Lodge habitable for her and her five
children. His son-in-law Guy Lowell was architect
and there we lived for the following sixty years.

The rather crowded juxtaposition of the doors
between the diningroom-library doors is because
where they now connect with the present hall
there was originally an outside entrance-door
opening onto the lawn.

The Lodge was originally a chocolate-brown,
and not clapboarded, but had handsome
dark brown wooden panels as I remember, -
 To resemble
stone blocks. Perhaps

on W. side, corner of Dudley Street if still in existence, may show these panels. Their appearance was far superior to shingles.

It is obvious that Mr. Guy Lowell's additions comprised the present front-door entrance and hallway upstairs and down; also the two bedroom areas over the living-room. Also, each of the four original bedrooms were heated by fireplaces only. Also, in the original lodge, a w.c. in the cellar was the only plumbing of the sort.

Please don't hesitate to ask me for any additional information, either as to our house or for instance its next-door neighbour the one-time Sargent cow-barn!

Sincerely,

Julia H. Shepley